



**Environmental
Planning
Commission**

**Agenda Number: 10
Project Number: 1007959
Case Numbers: 09EPC-40054/40055
December 17, 2009**

Supplemental Staff Report

Agent	Integrated Design & Architecture
Applicant	Greater Albuquerque Housing Partnership
Request(s)	Zone Map Amendment Site Development Plan for Building Permit
Legal Description	Lots 1-12, Block 2, Paris Addition
Location	Fourth St. NW between Summer and Kinley Aves.
Size	Approximately 1 acre
Existing Zoning	C-2
Proposed Zoning	SU-1 for PRD

Staff Recommendation

DEFERRAL of 09EPC-40054 (Zone Map Amendment), for 90 days, to the March 2010 EPC hearing, at the applicant's request (att.).

DEFERRAL of 09EPC-40055 (SDPBP), for 90 days, to the March 2010 EPC hearing, at the applicant's request (att.).

Staff Planner

Carol Toffaleti, Planner

Summary of Analysis

The dual request is a zone change from C-2 to SU-1 for PRD and a site development plan for building permit for lots 1-12, Block 2, Paris Addition, a 1-acre site located on 4th Street NW between Summer and Kinley Aves. The mixed use project consists of 36 affordable condo apartments and 6,600 sf of O-1/C-1 uses, built in 4 phases.

The project was deferred from the Oct.15, 2009 EPC hearing as recommended by staff and agreed to by the applicant.

The site is in the Established and Central Urban Areas of the Comprehensive Plan and adjacent to a Major Transit Corridor. Development is governed by the Interim Design Regulations for the 4th Street Corridor (R-09-340, 10/7/09), pending City Council adoption of the North 4th Street Rank III Corridor Plan.

The project is supported by the local merchants association. A facilitated meeting was held with the affected neighborhood associations (NA). The Wells Park NA have requested a deferral, and letters of opposition from two residential neighbors have been received.

The applicant is requesting a further 90-day deferral to revise their application.

